

June 2023 and 2022 Comparison Single-Family Home Sales

AREA	Sales 2023	Sales 2022	Change	% Change	Median Price 2023	Median Price 2022	Median % Change	Average DOM 2023	Average DOM 2022	DOM % Change	Distressed Properties 2023	Distressed Properties 2022	% Change Distressed Properties
RHODE ISLAND	834	974	-140	-14.37%	\$442,750	\$425,000	4.18%	26	25	4.00%	8	5	60.00%
NEWPORT COUNTY													
TIVERTON	13	17	-4	-23.53%	\$426,000	\$417,000	2.16%	54	34	58.82%	0	0	-
LITTLE COMPTON	5	1	4	400.00%	\$1,250,000	\$875,000	42.86%	51	8	537.50%	0	0	-
PORTSMOUTH	24	35	-11	-31.43%	\$696,250	\$659,500	5.57%	58	44	31.82%	1	0	-
MIDDLETOWN	16	10	6	60.00%	\$707,500	\$773,500	-8.53%	48	21	128.57%	0	0	-
NEWPORT	16	18	-2	-11.11%	\$1,050,000	\$770,000	36.36%	31	30	3.33%	0	0	-
JAMESTOWN	7	8	-1	-12.50%	\$764,500	\$1,047,500	-27.02%	50	85	-41.18%	0	0	-
METRO & EAST BAY													
BARRINGTON	27	35	-8	-22.86%	\$804,000	\$775,000	3.74%	14	15	-6.67%	0	0	-
WARREN	3	7	-4	-57.14%	\$394,000	\$455,000	-13.41%	78	12	550.00%	0	0	-
BRISTOL	11	14	-3	-21.43%	\$710,000	\$447,500	58.66%	22	25	-12.00%	0	0	-
EAST PROVIDENCE	45	51	-6	-11.76%	\$395,000	\$397,000	-0.50%	11	20	-45.00%	0	0	-
PROVIDENCE	53	77	-24	-31.17%	\$375,000	\$395,000	-5.06%	16	16	0.00%	0	0	-
NORTH PROVIDENCE	28	28	0	0.00%	\$386,000	\$361,000	6.93%	24	21	14.29%	0	0	-
JOHNSTON	25	28	-3	-10.71%	\$385,000	\$385,000	0.00%	19	27	-29.63%	1	0	-
CRANSTON	73	90	-17	-18.89%	\$415,000	\$400,000	3.75%	22	18	22.22%	1	1	0.00%
NORTH													
LINCOLN	16	17	-1	-5.88%	\$510,500	\$480,000	6.35%	22	25	-12.00%	1	0	-
CUMBERLAND	29	33	-4	-12.12%	\$460,000	\$465,000	-1.08%	23	23	0.00%	0	0	-
WOONSOCKET	16	25	-9	-36.00%	\$350,000	\$341,000	2.64%	18	14	28.57%	0	0	-
PAWTUCKET	26	53	-27	-50.94%	\$367,500	\$332,500	10.53%	21	17	23.53%	1	0	-
CENTRAL FALLS	3	0	3	0.00%	\$350,000	-	0.00%	29	-	0.00%	0	0	-
NORTH SMITHFIELD	9	22	-13	-59.09%	\$450,000	\$427,500	5.26%	19	15	26.67%	0	0	-
SMITHFIELD	11	17	-6	-35.29%	\$474,700	\$415,000	14.39%	11	38	-71.05%	0	0	-
BURRILLVILLE	24	23	1	4.35%	\$468,500	\$385,000	21.69%	23	17	35.29%	0	0	-
GLOCESTER	8	6	2	33.33%	\$490,000	\$380,000	28.95%	52	70	-25.71%	0	0	-
FOSTER	9	6	3	50.00%	\$420,000	\$406,500	3.32%	31	13	138.46%	1	0	-
SCITUATE	8	13	-5	-38.46%	\$402,500	\$409,900	-1.81%	47	25	88.00%	0	0	-
SOUTH COUNTY													
EXETER	3	8	-5	-62.50%	\$628,400	\$542,500	15.83%	19	28	-32.14%	0	1	-100.00%
HOPKINTON	11	3	8	266.67%	\$540,000	\$390,000	38.46%	30	38	-21.05%	0	0	-
RICHMOND	8	5	3	60.00%	\$578,950	\$465,000	24.51%	26	16	62.50%	0	0	-
CHARLESTOWN	18	8	10	125.00%	\$677,625	\$640,500	5.80%	26	70	-62.86%	0	0	-
WESTERLY	29	16	13	81.25%	\$540,000	\$598,000	-9.70%	30	23	30.43%	0	0	-
BLOCK ISLAND	2	1	1	100.00%	\$1,369,500	\$3,900,000	-64.88%	35	998	-96.49%	0	0	-
SOUTH KINGSTOWN	17	27	-10	-37.04%	\$515,000	\$620,000	-16.94%	34	25	36.00%	0	0	-
NARRAGANSETT	17	21	-4	-19.05%	\$875,000	\$725,000	20.69%	42	33	27.27%	0	0	-
NORTH KINGSTOWN	24	37	-13	-35.14%	\$638,000	\$579,000	10.19%	26	20	30.00%	0	0	-
KENT COUNTY													
EAST GREENWICH	21	22	-1	-4.55%	\$695,000	\$769,000	-9.62%	24	37	-35.14%	0	0	-
WEST WARWICK	18	29	-11	-37.93%	\$367,500	\$330,000	11.36%	13	19	-31.58%	1	0	-
WARWICK	93	112	-19	-16.96%	\$385,000	\$373,000	3.22%	18	24	-25.00%	1	1	0.00%
COVENTRY	61	45	16	35.56%	\$375,250	\$360,000	4.24%	32	33	-3.03%	0	2	-100.00%
WEST GREENWICH	7	6	1	16.67%	\$502,000	\$399,700	25.59%	29	46	-36.96%	0	0	-

Information is provided by State-Wide Multiple Listing Service, Inc. Readers are cautioned that the median sales price --- with half the prices higher and half lower --- is not a measure of appreciation/depreciation in individual home values. Also, please note: Statewide data may vary marginally from town-by-town data as the latter continues to be updated with later closing transactions after the statewide data is pulled. This information is deemed reliable but not guaranteed. Note: As of 9/1/2021 East Side of Providence was removed from the city list.